2010071417571200।

प्रादेशिक योजना - औरंगाबाद - जालना
महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २० (४) अन्वये अधिसूचना ...

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्र. टिपीएस-३००९/११४५/प्र.क्र.१४६/२००९/नवि-३०.
मंत्रालय, मुंबई - ३२.
दिनांक - २३ जून, २०१०.

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(शिवाजी पाटणकर)
अवर सचिव

प्रति,
विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद.
जिल्हाधिकारी, औरंगाबाद.
जिल्हाधिकारी, जालना.
संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
उप सचिव (नगररचना) नगरविकास विभाग मंत्रालय मुंबई-३२
उप संचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.
सहायक संचालक नगररचना, औरंगाबाद शाखा, औरंगाबाद.
नगर रचनाकार, जालना शाखा, जालना.
व्यवस्थापक, शासकीय मुद्रणालय, औरंगाबाद.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्राच्या औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करुन त्याच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

कक्ष अधिकारी, (न.वि-२९) नगरविकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यांत येते की, सोबतची अधिसुचना शासनाच्या वेबसाईटवर प्रसिध्द करण्यांत यावी निवड नस्ती, नवि-३०.

Forwarding GR/F

The Maharashtra Regional & Town Planning Act, 1966

Notification under Section 20(4) regarding additional FSI for Star Category Hotels.

NOTIFICATION

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.
Date – 23 June, 2010.

No.TPS-3009/1145/C.R.-146/2009/UD–30:-

Whereas, as per the provisions of Section 15 of the Maharashtra Regional And Town Planning Act1966(hereinafter referred to as "the said Act") the Government has sanctioned the Regional Plan for Aurangabad & Jalana District Region (hereinafter referred to as "the said Regional Plan") vide Notification No.RPA-1176/3738/UD-5, dated 23/10/1980 which has came into force with effect from 01/12/1980 ;

And whereas, there is no provision for additional FSI for starred category hotels in sanctioned regulations of the said Regional Plan;

And whereas, after considering the growth of urbanisation, development in the fringe areas of Aurangabad Municipal Corporation & Jalana Municipal Council it is felt necessary to make amendments in the regulations of the said Regional Plan in regard to the additioal FSI for the starred category hotels;

And whereas, as provided in sub-section (2) of section 20 of the said Act, Government is of the opininon that 100% additional FSI over and obove the permissible FSI shall be permitted to the 4 starred and above category residential hotels (hereinafter referred to as 'the said proposed modification') in the said Regional Plan subject to the payment of premium with the following conditions;

(a) The rating of the hotels should be certified by the Department of Tourism, Government of India and shall be developed as per the norms and requirement prescribed by the Tourism Department, Government of Maharashtra.

(b) The hotel building shall be on independent plot and exclusively used for hotel purpose under one establishment.

(c) The proposal of additional FSI shall be submitted to the Government through the Collector of concern district and premium shall be paid to the Government.

(d) Additional FSI will be permissible only for those hotels which are fronting on roads having width 12 mts. Or more.

(e) Maximum height of the hotel building shall be permissible upto 40 m.

(f) No relaxations in the required side margins, fire fighting arrangements and parking shall be permissible.

(g) The basement for such hotels shall be allowed after leaving the prescribed marginal distances. More than one basement shall be allowed.

(h) While granting additional FSI to starred category residential hotels, 5% rooms shall be reserved for Government nominees, free of cost on such terms and conditions as may be decided by Government.

(i) premium shall be charged on the basis of Government of Maharashtra Urban Development Department directions no.TPS-Sankirna-1006/ CR-74/ 06 / UD-13, dated 26th June,2006 and as amended from time to time. The entire amount of premium shall be paid to Government through Divisional Deputy director of Town Planning.

(j) The marginal distances of hotel building shall be as per provisions of sanctioned Development Control Regulations of Aurangabad Muncipal Corporation.

(k) The construction of hotel building shall be done after leaving required marginal distances. For fire fighting arrangements, necessary approval of The Chief Fire Officer, Government of Maharashtra shall be obtained.

(l) Construction of any structure such as ramp, basement, water tank, stairs, transformer etc. shall not be permissible in required marginal distance.

And whereas, as provided in sub section (3) of section 20 of the said Act, Government in Urban Development Department has published notice of even no, dated 30/05/2009 which appeared in Government Gazette dated 16/07/2009 to invite suggestions/objections, regarding the said proposed modification from the general public. The Deputy Director of Town Planning, Aurangabad Division, Aurangabad has been appointed as 'Officer' to give hearing to the suggestions/objections received and to submit his report to Government,

And whereas Deputy Director of Town Planning, Aurangabad Division, Aurangabad has submitted his report to Government regarding the said proposed modification vide his letter outward no.प्रायो-औबाद-जालना /फेरबदल-२०(३)/ विनिनि/उसंऔ/२५७, dt. 17/01/2010.

And whereas after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquiries the Government

is of the opinion that the said Modification Proposal is necessary and should be sanctioned with some conditions;

Now, therefore, in exercise of the powers conferred by sub section [4] of section20 of the said Act, the Government hereby finally sanctions the said Modification Proposal to the said Regional Plan with some conditions and for that purpose amends the above Notification dated 23/10/1980 sanctioning the said Regional Plan as follows;

In the Schedule of Modification appended to the Notification sanctioning the said Regional Plan, following new entry shall be added:-

ENTRY

" In the sanctioned regulations of Regional Plan of Aurangabad & Jalana District following new regulation regarding additional FSI for star category residential hotels included.

Regulation- 100% additional FSI over and obove the permissible FSI shall be permitted to the 4 starred and above category residential hotels subject to the payment of premium with the following conditions;

(a) The rating of the hotels should be certified by the Department of Tourism, Government of India and shall be developed as per the norms and requirement prescribed by the Tourism Department, Government of Maharashtra.

(b) The hotel building shall be on independent plot and exclusively used for hotel purpose under one establishment.

(c) The proposal of additional FSI shall be submitted to the Government through the Collector of concern district and premium shall be paid to the Government.

(d) Additional FSI will be permissible only for those hotels which are fronting on roads having width 12 mts. Or more.

(e) Maximum height of the hotel building shall be permissible upto 40 m.

(f) No relaxations in the required side margins, fire fighting arrangements and parking shall be permissible.

(g) The basement for such hotels shall be allowed after leaving the prescribed marginal distances. More than one basement shall be allowed.

(h) While granting additional FSI to starred category residential hotels, 5% rooms shall be reserved for Government nominees, free of cost on such terms and conditions as may be decided by Government.

(i) premium shall be charged on the basis of Government of Maharashtra Urban Development Department directions no.TPS-Sankirna-1006/CR-74/06/UD-13, dated 26th June,2006 and as amended from time to time.The entire amount ofpremium shall be paid to Government through Divisional Deputy Director of Town Planning.

(j) The marginal distances of hotel building shall be as per provisions of sanctioned Development Control Regulations of Aurangabad Muncipal Corporation jalana Municipal Council.

(k) The construction of hotel building shall be done after leaving required marginal distances. For fire fighting arrangements, necessary approval of The Chief Fire Officer, Government of Maharashtra shall be obtained.

(l) Construction of any structure such as ramp, basement, water tank, stairs, transformer etc. shall not be permissible in required marginal distance.

(m) Plot to be built for Hotel shall have minimum 2000 sq.mt.in area.

The aforesaid notification is kept open for inspection by the public during office hours on all working day's in the following offices.

1) The Collector, Aurangabad

2) The Deputy Director of Town Planning, Aurangabad Division, Aurangabad

3) The Assistant Director Town Planning Aurangabad Branch, Aurangabad

This notification is also available on Govt. web site **www.urban.maharashtra.gov.in**

By order in the name of the Governor of Maharashtra.

(Shivaji Patankar)
Under Secretary to Government

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